* ZONING COMMISSIONER 9th Election District * OF BALTIMORE COUNTY 4th Councilmanic District

* Case No. 88-451-A

Twelve Knot's Ltd. Partnership Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * * *

The Petitioner herein requests a variance to permit six other business signs of 376 sq.ft. total in lieu of the permitted three business signs of 100 sq.ft. total; and additionally, to permit 27 parking spaces in lieu of the required 57 spaces, as more particularly described in Petitioner's Exhibit 1.

The Petitioner appeared, testified, and was represented by Counsel, Jeffrey F. Higdon, Esquire. Also appearing on behalf of the Petition were: George E. Gavrelis, Daft-McCune-Walker, Inc.; Michael W. Savage, C. M. & D. Foods, Inc.; Dan R. Crum, Kentucky Fried Chicken; T. Brien Haigley, Marriott Corporation; and Jonathan Clapp, Partners Real Estate Company. There were no Protestants.

Subsequent to the hearing, and based upon comments submitted by the Department of Public Works, Bureau of Traffic Engineering dated March 1988, the Petitioner revised the site plan to reflect a modified entrance and a reduction in the size of the sign variances requested. The newly revised site plan is identified herein as Petitioner's Exhibit A.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.) and,

Petition for Zoning Variance

C. M. & D., Inc. desires to construct a Kentucky Fried Chicken Restaurant at 7306 McLean Boulevard. The Corporation requests a variance to allow more than three free-standing business signs on the premises: namely three directional signs, 1 main I.D. sign, 1 menu board, and 1 reader board, the area of which is shown on the attached plats, which area totals 376.2 square feet instead of the permitted 100 square feet.

A variance is sought for the approval of these signs as to their number, footage, height and construction in accordance with Section 413.2.f. The restaurant requires these signs in order to protect the safety of its customers as to the directional signs and visibility in accordance with other KFC restaurants and other fast food outlets.

Your Petitioner also desires a variance from Section 409.2(b)(3). Said section requires approximately 57 parking spaces for a restaurant which contains 2,820 square feet. A variance is requested to allow 27 parking spaces (including two handicapped spaces) as opposed to the required 57 spaces. The restaurant requires this variance in order to economically operate its restaurant and drive-through on the site currently allocated by the Landlord. The existing franchise located on the site is a Roy Rogers Restaurant with spaces, although the required number of spaces already is 57. By virtue of the addition of the drive-through as outlined on the attached plat, your Petitioner expects that fewer customers will be parking at the restaurant as a great percentage of business will be derived from the drive-through. The Roy Rogers Restaurant currently located on the premises does not have a drive-through in operation.

It is requested that the drive-through and parking facilities as outlined on the attached site plan be approved as described on said plan. Your Petitioner believes that the intended KFC Restaurant cannot economically prosper at this site without a drive-through window. The addition of the drivethrough vindow, however, reduces the allowable parking spaces to

therefore, should be granted. There is no evidence in the record that the requested variances would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioner.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variances as hereinafter modified should be granted.

THEREFORE; /LT IS ORDERED by the Zoning Commissioner for Baltimore County this $\frac{15}{7}$ day of July, 1988 that the Petition for Zoning Variance to permit six other business signs of 213.8 sq.ft. total in lieu of the permitted three business signs of 100 sq.ft. total; and additionally, to permit 27 parking spaces in lieu of the required 57 spaces, in accordance with the revised site plan identified as Petitioner's Exhibit A, be and is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioner may apply for his sign permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> 2) Petitioner shall proceed with this project in accordance with the plans as set forth in Petitioner's Exhibit A. Specifically, compliance with the Department of Traffic Engineering requirements.

3) The variances granted herein are limited to the plans as set forth in the revised site plan dated May 2. 1988 identified herein as Petitioner's Exhibit A.

Zoning Commissioner

for Baltimore County

301

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204

J. Robert Haines Zoning Commission

July 18, 1988

Jeffrey F. Higdon, Esquire 114 E. Lexington Street, Suite 501 Baltimore, Maryland 21202

Dennis F. Rasmussen

RE: PETITION FOR ZONING VARIANCE SW/S McLean Boulevard, 285' SE of the c/l of Perring Parkway (Hillsway Avenue) 9th Election District; 4th Councilmanic District Case No. 88-451-A

Dear Mr. Higdon:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,

Enclosure

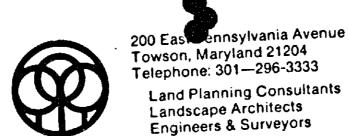
J. ROBERT HAINES Zoning Commissioner for Baltimore County

cc: Mr. Michael Savage C. M. & D., Inc., 9719 Mendoza Road, Randallstown, Md. 21133 People's Counsel

File

DAFT-MCUNE-WALK

JRH:bjs



Description to Accompany Petition for Zoning Variance Ninth Election District, Baltimore County, Maryland

Beginning for the same at the point formed by he intersection of the west side of McClean Boulevard (also known as Hillsway Avenue) and the north side of a 24 foot wide right-of-way with the use thereof in common with others entitled thereto, said point of beginning being at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of Perring Parkway with the centerline of McClean Boulevard, (1) Southeasterly 285 feet more or less, and thence (2) Southwesterly 40 feet more or less to the point of beginning, thence leaving said point of beginning and running and binding on the north side of said 24 foot wide right-of-way the two following courses and distances viz: (1) Southwesterly by a line curving to the right with a radius of 202.90 feet for a distance of 98.57 feet (the arc of said curve being subtended by a long chord bearing South 77 degrees 55 minutes 18 seconds West 97.60 feet), and thence (2) North 88 degrees 09 minutes 40 seconds West 99.54 feet, thence leaving said 24 foot wide right-of-way and running, (3) North Ol degree 50 minutes 20 seconds East 185.91 feet to intersect the south side of Perring Parkway, thence running and binding thereon (4) South 73 degrees 51 minutes 49 seconds East 119.46 feet to intersect the west side of McClean Boulevard aforesaid, thence leaving the south side of Perring

Parkway aforesaid and running and binding on the west side of McClean Boulevard, the two following courses and distances viz: (5) South 34 degrees 22 minutes 28 seconds East 50.51 feet, and thence (6) South 25 degrees 59 minutes 44 seconds East 104.24 feet to the point of beginning.

Containing 0.61 acres of land more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IT IS NOT INTENDED TO BE USED FOR CONVEYANCE.



February 10, 1988 DMW Project No. 87166 (L87166)

Page 2 of 2

301 PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 88-451-A The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413,2,f to permit six other business sions instead of the allowed three and a total square fo + age of 376.2 square feet instead of the allowed 100 square feet; and from Section 409.2(1) (b) to people 27 marking 3C spaces in lieu of the required 57, of the Zoning Regulations of Baltimore County, to the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the Zoning Law of Baltimore County following reasons: (indicate hardship or practical difficulty) 1000 25 See attached sheet, N . 72,250 E - 13,410 dvertised as prescribed by Zoning Regulations f above Variance advertising, posting, etc., upon filing of this to be bound by the zoning regulations and restrictions of the Zoning Law For Baltimore County. S I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Legal Owner(s): TWELVE KNOTTS LIMITED PARINERSHIP (Type or Print Name) 516 N. Charles Street Baltimore, Maryland 21201 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Baltimore, Maryland 21202 Jeffrey F. Higdon, Esquire City and State Name 114 E. Lexington St., Suite 501 Attorney's Telephone No.: _752-1946 Baltimore, MD 21202 752-1946 ORDERED By The Zoning Commissioner of Baltimore County, this 2 day Q...M.

> Baltimore County Zoning Commissioner Office of Planning & Zoning

J. Robert Haines

494-3353

ESTIMATED LENGTH OF HEARING (-1/24A.

OTHER

Towson, Maryland 21204

AVAILABLE FOR HEARING

MON./TUES./NED. - NEXT TWO MONTHS

Zoning Commissioner of Baltimore County.

Jeffrey F. Higdon, Esq. 114 E. Lexington Street, Suite 501 Baltimore, Meryland 21202



2

Res Petition for Zoning Variance Case Numbers 88-451-A SW/S McLean Blvd. (Hilleway Ave.), 285° SE c/l Perring Parkway 9th Election District - 4th Councilmenia District Petitioner(s): Twelve Knotte Ltd. Pertnership HEARING SCHEDULED: FRIDAY, MAY 6, 1988 at 9:00 e.m.

Dear Mr. Higdoms

Please be advised that \$75.81 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

| BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE REVENUE DIVISION LIISCELLANEOUS CASH RECEIPT | No. 52423 | (15) minutes before |
|---|------------|--|
| DATEACCOUNT | 111118 600 | i and post set(s), there is for each set not |
| AMOUNT | 25 87 | ours, |
| ECEIVED THE STATE OF THE STATE | At April 1 | |
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Page 1 of 2

NOTICE OF HEARING The Sorting Commissioner of Selfrence County, by sustantly of the Zoring Ast and Regulations of the Zoring Ast and Requisions of the Zoring on the property Identified hearing on the property Identified hearing on the Property Identified hearing to Reduce the County Identified to Property Identified Identifi hereit in Peconi 198 of the Courtly Office Building, beneted at 111 W. Choosynate Assemble, a. Terreich, Maryland on fellows: Publish for Zeeing Verlasse Case Bomble: 80-491-4 3 9878 Mariam Bird. (officessy Area.) 2007 M Variance to permit the colors business signs business of the permit the colors business of 274.2 or, it instead of the grant 27 parting apaces in Seu of the required 57.

In the event that this Potton is in the event that the Potton is in the event that the permit were bein this event that this Petton is granted, a building period may be issued within the thirty (30) dely appeal special. The Zoning Commissioner will, however, entertain any request of a stey of the issuence of earld period buring this period for good cause shows. Such request must be in writing and received in this office by the date of the hearing sat above or presented at the hearing sat above or presented. M the hearing.
I PROBERT HAINES
ZONING COMMISSIONER
OF BALTIMORE COUNTY
807-Town/Agr. 14

THIS IS TO CERTIFY, that the annexed advertisement of

NOTICE OF HEARING

was inserted in the following: ☐ Catonsville Times ☐ Arbutus Times ☐ Owings Mills Flier
☐ Towson Flier \$23.31 Reporter Weekly

weekly newspapers published in Baltimore County, Maryland once a week for <u>one</u> successive weeks before the 16 day of <u>April</u> 19 88, that is to say, the same was inserted in the issues of

April 14, 1988

PATUXENT PUBLISHING COMPANY

68-451-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this

Petitioner Partnership Petitioner's Attorney Jeffrey H. Bigdon

Twelve Knotts Ltd.

Received by: James E. Dysr Chairman, Zoning Plans Advisory Committee

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke Chief

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Re: Property Owner: Twelve Knotts Ltd. Partnership Dennis F. Rasmussen

March 2, 1988

Location: SW/S McLean Blvd. (Hillsway Ave.) 285' SE of the c/1 of Perring Pkwy. Item No.: 301 Zoning Agenda: Meeting of 3/1/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be

located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(x) 7. The Fire Prevention Bureau has no comments at this time.

pecial Inspection Division

CERTIFICATE OF POSTING PARTMENT OF BALTIMORE COUNTY 88-457- 2

Date of Posting 4/18/87 Potitioner: Twolve Knots LTd. Perton ship Location of property: 3 w/s Mchan Blvd, 785' SE / Parring Vtwy Location of Signer Facing Mc Loon Blody oppress, 8' Fr. 700 dway, Number of Signes

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING The Zorling Commissioner of Bal-timore County, by authority of the Zoring Act and Regulations of Balti-more County will hold a public hearing on the property identified herein in Room 100 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows: Petition for Zoning Variance Case number: 88-451-A SW/S McLean Blvd. (Hillsway Awe.), 285' SE c/l Perring Park-9th Election District
4th Councilmanic District
Petitioner(s): Twelve Knotts Ltd.
Partnership Partnership
Hearing Date: Friday, May 6,
1988 at 9:00 a.m.
Vanance to permit six other business signs instead of the allowed three and a total square footage of 376.2 sq. ft. instead of the allowed 100 sq. ft.; and to permit 27 parking spaces in lieu of the required 57.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hear-

J. ROBERT HAINES
Zoning Commissioner of
Baltumore County

4/093 Apr. 14.

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

MEMBERS

Department of

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

Industrial Development

Zoning Administration

Traffic Engineering

State Roads Commission

Bureau of

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on - april 14 1088

Gusan Sender Obrect

THE JEFFERSONIAN,

Jeffrey H. Higdon, Esquire

Baltimore, Maryland 21202

Dear Mr. Higdon:

JED:dt

Enclosures

cc: Daft, McCune, Walker Inc. 200 E. Pennsylvania Ave. Towson, Maryland 21204

114 E. Lexington Street, Suite 501

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

RE: Item No. 301 - Case No. 88-451-A

Fetition for Zoning Variance

The Zoning Plans Advisory Committee has reviewed the plans

submitted with the above referenced petition. The following

comments are not intended to indicate the appropriateness of the

zoning action requested, but to assure that all parties are made

aware of plans or problems with regard to the development plans

that may have a bearing on this case. Director of Planning may

file a written report with the Zoning Commissioner with

Enclosed are all comments submitted from the members of the

Committee at this time that offer or request information on your

petition. If similar comments from the remaining members are

received, I will forward them to you. Otherwise, any comment

that is not informative will be placed in the hearing file. This

petition was accepted for filing on the date of the enclosed

Very truly yours,

JAMES E. DYER

Chairman

James & Deger dt

Zoning Plans Advisory Committee

filing certificate and a hearing scheduled acccordingly.

recommendations as to the suitability of the requested zoning.

April 25, 1988

Petitioner: Twelve Knotts Limited Partnership

RE: PETITION FOR VARIANCES W/S McLean Blvd. (Hillsway Ave.) 285' SE C/L Perring Parkway, 9th District

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

TWELVE KNOTTS LTD. PARTNERSHIP, Case No. 88-451-A

111111 ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 12h day of April, 1988, a copy of the foregoing Entry of Appearance was mailed to Jeffrey F. Higdon, Esquire, 114 E. Lexington St., Suite 501, Baltimore, MD 21202, Petitioner's Attorney.

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines Sense Communication

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance Case Susbert 88-451-A SW/S Maleen Blud. (Hillowey Ave.), 285' SE e/l Perring Perkuey Sth Election District - 4th Councilmonic District Petitioner(s): Twolve Knotts Ltd. Pertnership MEARING SCHEDULEDS FRIDAY, RAY 8, 1888 of \$100 c.m.

Veriance to permit six other business signs instead of the allowr) three and a total aquere feetage of 376.2 eq. ft. instead of the allowed 100 eq. ft.; and to permit 27 perking spaces in lies of the required 37.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

Michael Sevege/C.M.&D., Inc. Petricia K. Smyth/Twolve Knette Limited Pertnership "Joffrey f. Higdon, Esq.

Maryland Department of Transportation State Highway Administration

Richard H. Trainor Hal Kassoff Administrator

March 2, 1988 ZONING OFFICE

Mr. J. Robert Haines Zoning Zommissioner County Office Building Towson, Maryland 21204

Attention: Mr. James Dyer

Re: Laltimore County K.F.C. Conversion ZAC Meeting of 3-1-88 E/S Perring Parkway Maryland Route 41 @ S/E Corner of McLean Blvd.

Dear Mr. Dyer:

After reviewing the submittal for a variance to permit six business signs instead of the allowed three and to permit 27 parking spaces in lieu of the required 57, the State Highway Administration - Bureau of Engineering finds the plan generally

If you have any questions, please contact Larry Brocato of this office.

Very truly yours, creston J. Mills. Jr. Acting Chief Bureau of Engineering Access Permits

LB:maw

cc: Daft, McCune & Walker, Inc.

My telephone number is (301) 333-1350

707 North Calvert St., Baltimore, Maryland 21203-0717

 Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 1913551



March 31, 1988

Meeting of March 1, 1988

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204

Item No. 301 - ZAC -

Property Owner: Location:

Existing Zoning: Proposed Zoning:

Twelve Knotts Ltd., Partnership SW/S McLean Blvd. (Hillsway Ave.) 285' SE of the c/l of Perring Parkway Variance to permit six other business signs instead of the allowed three and a total square footage of 376.2 sq. ft. instead of the allowd 100 sq. ft.; and to permit 27 parking spaces in lieu of the required 57.

0.6i acre

9th Election District

District:

Dear Mr. Haines:

The entrance to this site from McClean Boulevard (attachment I) fails to provide sufficient clearance for a Ps design vehicle (attachment II). Please see attachment III.

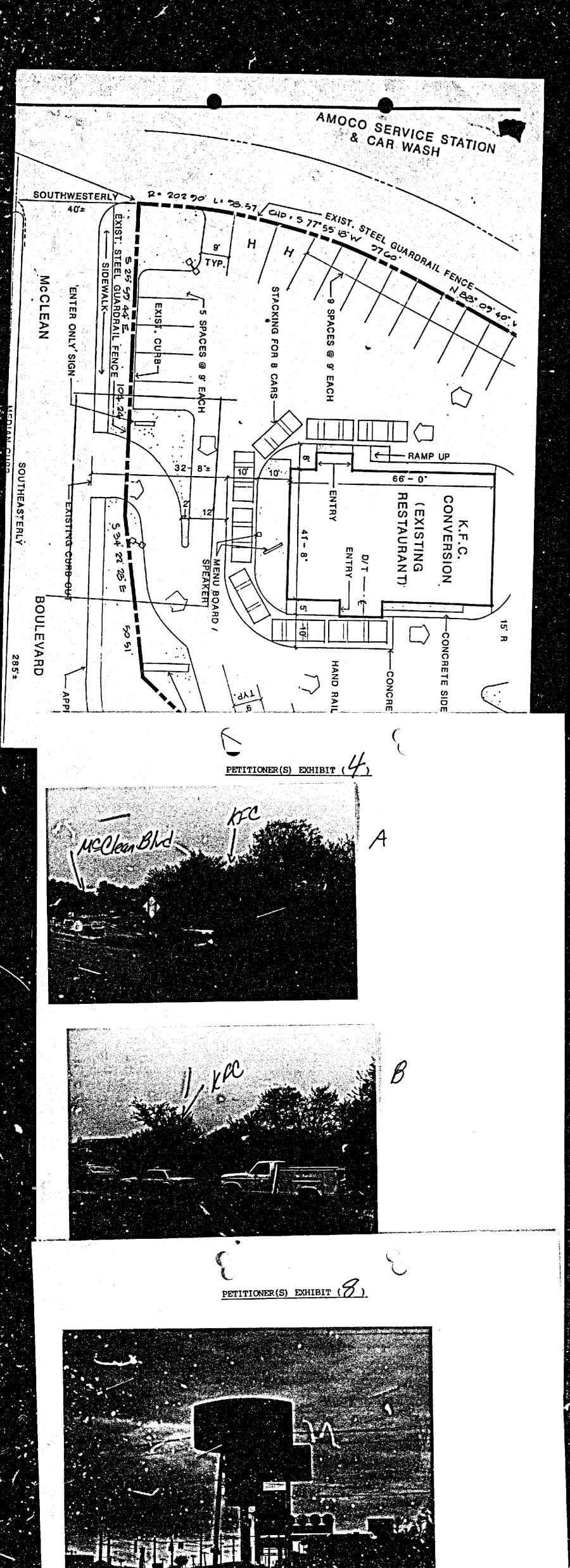
Very truly yours,

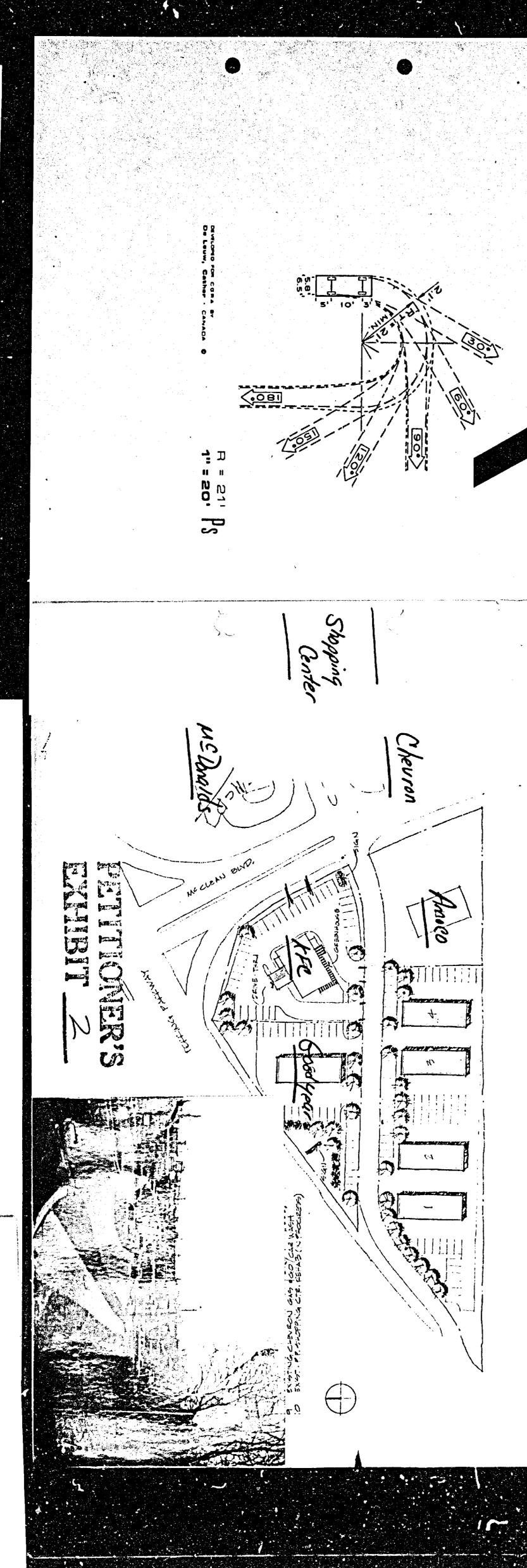
Traffic Engineer Associate II

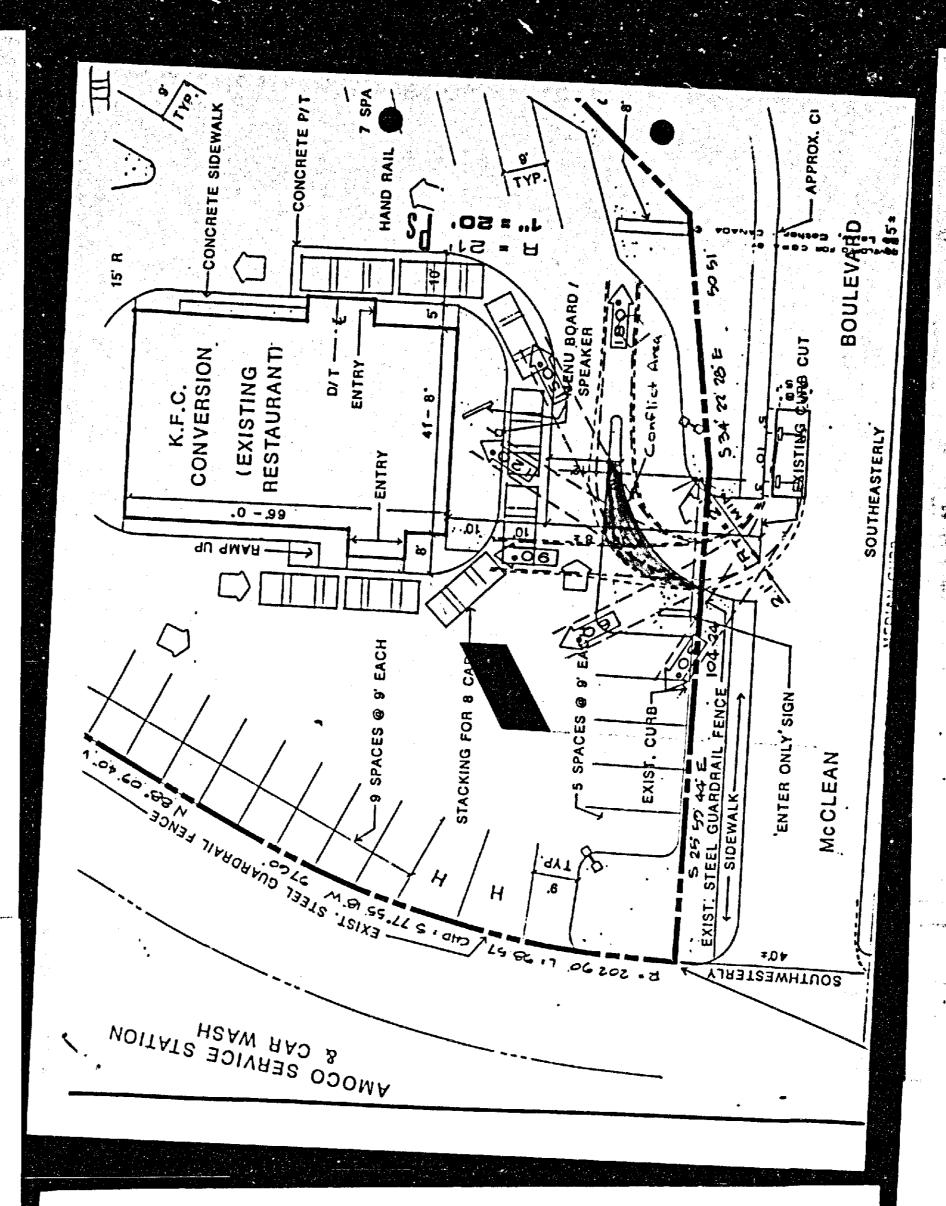
MSF/pml-b

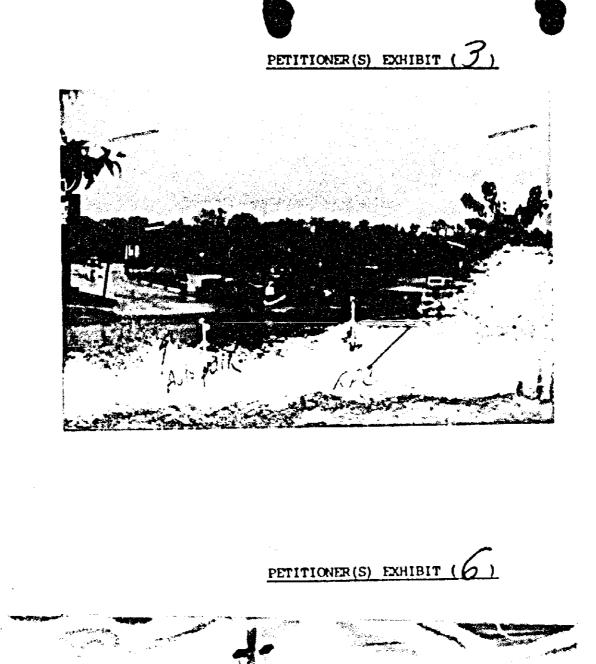
Teletypewriter for Impaired Hearing or Spsech
333-7555 Bettimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free

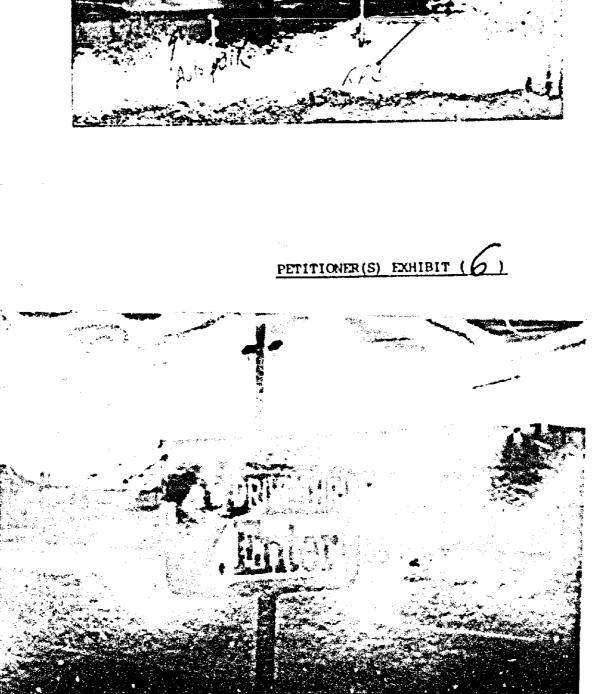
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PROTESTON AND RESOURCE MANAGEMENT

Zoning Commissioner
Office of Planning and Zoning
County Office Building

Towson, Maryland 21204

Zoning Item # 301, Zoning Advisory Committee Heeting of March 1, 1988

Property Owner: Twolve Kretts Ltd. Cortnership

Location: 5 W/S Moloon Blvd. 285' 3 F. of M. of Broing KnyDistrict 9

Water Supply Metro Sewage Disposel Metro

COMMENTS ARE AS FOLLOWS:

Prior to approval of a Building Permit for construction, renevation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review

() Prior to two installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Massacant, 494-3775, to obtain requirements for such installation/s before work begins. A permit to construct from the Sureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 galloss or more) and any other equipment or process which exhausts into the atmosphere.

) A permit to construct from the Bureau of Air Quality Hanagement is required for any charbrailer operation which has a total cooking surface area of five (5) square feet or more. Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, fond service area and type of equipment to be used for the food service operation must be submitted to the Bealth and Mental Bygiene for review and approval.

Prior to any new construction or substantial alteration of public awinming pool, wading pool, bathhouse, saunas, whirlpools, hot tube, water and sewerage facilities or other appurtenances to the Baltimore County Department of Environmental Protection and Resource Management for review of Regional Community Services, 494-3811.

Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Realth.) If lubrication work and oil changes are performed at this location, the method providing for the elimination of weste oil must be in accordance with the State Department of the Environment.

() Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775. () Any abendoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Maste Management at 494-3768.

() Soil percolation tests, have been _____, must be _____, conducted.
() The results are valid until
() Soil percolation test results have expired. Patitioner should contact the Division of Water and Sewer to determine whether additional tests are required. () Where water wells are to be used as a source of water supply, a well meeting the minimum faitimore

() In accordance with Section 13-117 of the Baltimore County Code, the water well yield test
() shall be valid until
() is not acceptable and must be retested. This must be accomplished prior to conveyence of property and approval of Building Permit Applications.

() If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report sust be submitted.

Kaun M. Nuray

PETITIONER(S) EXHIBIT (5)

PETITIONER(S) EXHIBIT (7)

